

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-24193 - APPLICANT: FLORENCIO S. AND ANA T. ANDRES - OWNER: ANDRES LIVING TRUST

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.010 for Hotel, Residence use, including parking requirements.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The applicant shall re-stripe parking spaces to include three handicap accessible parking spaces.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 64-unit Hotel, Residence at 3801 East Charleston Boulevard. The applicant proposes to convert their existing hotel into a Hotel, Residence use. A Hotel, Residence differs from a typical hotel in that they are intended for extended stay lodging and consist of efficiency units or suites with a complete kitchen suitable for long term occupancy.

The proposed Hotel, Residence is located around residential to the north and east, where it is not compatible with existing surrounding land uses, and with future surrounding land uses. As stated in the objectives and policies of the Las Vegas 2020 Master Plan, this area is not suitable for the requested Hotel, Residence use. The use would be more suitable in the Downtown area and areas designated for tourism. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/11/07	The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #50/jm).
<i>Related Building Permits/Business Licenses</i>	
01/01/51	A Business License - M-08-00153 (Motel) was issued.
06/21/07	A Business License request for an A-07-01738 (Apartment) was requested. The request is pending as apartments (multi-family) are not permitted in C-1 (Limited Commercial) Zone.
<i>Pre-Application Meeting</i>	
08/08/07	A pre-application meeting was held with the applicant. The applicant informed staff that they requested a business license for an apartment use. The applicant further explained that they wanted to rent the weekly and monthly. They were informed that they could apply for an apartment use on the site. However, this would require a general plan amendment, a rezoning and site development plan review. They were also informed that they had the option of converting the building into a Hotel, Residence use, which required a Special Use Permit. A Hotel, Residence use requires efficiency units or suites with complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, and upkeep of furniture and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The applicant commented they could meet those requirements and would submit for a Hotel, Residence Special Use Permit.
<i>Field Check</i>	
09/07/07	A field check was made on the site. The site is currently

Details of Application Request	
Site Area	
Net Acres	1.37

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Hotel	SC (Service Commercial)	C-1 (Limited Commercial)
North	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family Residential	Clark County	Clark County
East	Duplex	SC (Service Commercial)	R-2 (Medium-Low Density Residential)
West	Market	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y*
Project of Regional Significance	X		Y*

**Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:*

1) Any Special Use Permit within 500 feet of Clark County.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Residence	64 Unit	1 per Guest Room	64	3	71	1*	Y
SubTotal			61	3			
TOTAL			64		71		Y

**A condition of approval has been added to require the applicant to restripe their parking spaces to include an additional two handicap accessible parking spaces.*

ANALYSIS

- **Las Vegas 2020 Master Plan**

Objective 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

Policy 1.3.4: That the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of the Downtown as the regional center for finance, business, and governmental services, entertainment and recreation, while retaining gaming and tourism.

As stated in the objectives and policies of the Las Vegas 2020 Master Plan, this area is not suitable for the requested Hotel, Residence use. The use would be more suitable in the downtown area and areas designated for tourism.

- **Zoning**

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- **Use**

The request is for a Hotel, Residence on 1.37 acres at 3801 E. Charleston Boulevard. The applicant proposes to convert their existing hotel into a Hotel, Residence use.

A Hotel, Residence differs from a typical hotel in that they are intended for extended stay lodging and consist of efficiency units or suites with a complete kitchen suitable for long term occupancy.

Pursuant to Title 19.04 Hotel, Residence is a multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a complete kitchen suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

The use is not harmonious and compatible with existing surrounding residential land uses to the north and east. The use would be more suitable in the Downtown area and areas designated for tourism.

FINDINGS (SUP)

The following findings must be made for a Special Use Permit:

- 1. “The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Hotel, Residence is located around residential to the north and east, where it is not compatible with existing surrounding land uses, and with future surrounding land uses.

- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

As stated in the objectives and policies of the Las Vegas 2020 Master Plan, this area is not suitable for the requested Hotel, Residence use. The use would be more suitable in the Downtown area and areas designated for tourism.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site gains access from Charleston Boulevard, a 100-foot Primary Arterial, designated on the Master Plan Streets and Highways.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The subject site will be subject to regular inspections and will therefore not compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.04.**

There are no applicable conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 249 by City Clerk

APPROVALS 1

PROTESTS 0